

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: November 28, 2022
TIME: 8:30 a.m.
PLACE: **County Highway Department Training Room, 1425 South Wisconsin Drive, Jefferson, WI**

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

- 1. Call to Order**
The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.
- 2. Roll Call (Establish a Quorum)**
All Committee members were present at 8:30 a.m. County Board Supervisor Anita Martin , Register of Deeds Staci Hoffman and Zoning Staff members Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer were also in attendance. Attending via Zoom were Jennifer Pitzner and Pat Flounders.
- 3. Certification of Compliance with Open Meetings Law**
Poulson verified compliance with Open Meetings Law.
- 4. Approval of the Agenda**
No changes were proposed to the agenda.
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
Supervisor Martin suggested that the Planning and Zoning Committee members may want to do research on agenda item 13 in conjunction with Zoning Department staff.
- 6. Approval of October 31, November 11 and November 17, 2022 Meeting Minutes**
Motion by Supervisors Poulson/Foelker to approve the October 31 minutes. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the November 11 minutes. Motion passed 5-0.

The November 17 minutes were not available for review at this time.
- 7. Communications**
There were no communications.
- 8. October Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman reported that revenues have been awesome, but her office is currently down on the number of recordings. They are keeping busy with back indexing.

9. October Monthly Financial Report for Land Information Office-Matt Zangl

Zangl said that there was nothing new to report on revenues for the Land Information Office.

10. November Monthly Financial Report for Zoning – Matt Zangl

Zangl went on to say that Zoning revenues are currently down about \$6,000 from 2021.

11. Discussion on Solar Energy Facilities

Crawfish River Solar is a couple of months behind on its construction schedule. The hope is for the project to be operational in the first quarter, but realistically more like May or June of 2023.

There is no new information on Badger State Solar.

12. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia

The tank is at its full height and the exterior is done. The interior tank is under construction. There has been good progress on some of the buildings, facilities and grading.

13. Discussion on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation

This item is on multiple Committee agendas as an update to keep Committee members informed. An internal meeting with staff was held to discuss the outcome of the series of meetings previously held. Staff is planning to meet again in January and report back. Meanwhile, Departments work through action items as they look for more guidance. Zangl explained the Zoning public hearing notice mailing requirements and practice to date. Committee members agreed that for this purpose, a one-quarter mile radius for mailings is sufficient.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

14. Discussion and Possible Action on a Petition Presented in Public Hearing on September 15 and Subsequently Postponed:

APPROVED WITH CONDITIONS CU2068-22 on a motion by Supervisors Poulson/Nass for Jennifer Pitzner on the Steve & Pat Flounders property to have an extensive on-site storage structure on **Joyce Rd**, Town of Sumner, PIN 028-0513-1613-025 (0.388 ac). The property is zoned Residential R-2. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on November 17, 2022:

APPROVE WITH CONDITIONS R4445A-22 & CU2072 on a motion by Supervisors Nass/Poulson for Aztalan Cycle Club Inc to rezone PIN 002-0714-0831-000 (32.383 ac) with conditional use to allow a recreational facility (outdoor motorcycle riding/racing) directly related to open space uses & the necessity for a rural location. The site is at **N6641/N6643 Gomoll Rd** on PIN 002-0714-0831-000 (32.383 ac) in the Town of Aztalan. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4446A-22 on a motion by Supervisors Foelker/Poulson for James & Steven Mesmer to create a 2-ac farm consolidation lot at **W1849 Bente Rd** from part of PIN 026-0616-2042-000 (40 ac), Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4447A-22 on a motion by Supervisors Poulson/Foelker for Angela Ritonia-Peot/Robert & Sharon Peot Trust Property to create a 2.05-ac building site from part of PIN 026-0616-1131-000 (39.737 ac) on **Froelich Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2073-22 on a motion by Supervisors Poulson/Foelker to allow the HL Beemer Trust to have an event facility in an existing A-2 zone at **N1507 Groeler Rd**, Town of Koshkonong on PIN 016-0514-

1732-002 (1.979 ac). This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance as an “adaptive reuse of a barn.” Motion passed 5-0.

APPROVE WITH CONDITIONS CU2074-22 – Aqua Investment Partnership on a motion by Supervisors Jaeckel/Poulson to allow for ten duplex buildings, established as a planned development in an existing Residential R-2 zone at **W7489 Koshkonong Mounds Road**. The site is in the Town of Koshkonong on PIN 016-0513-2512-001 (35.124 ac). This is in accordance with Sec. 11.04(f)2. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2066-22 – Heidi & Andrew Deuster on a motion by Supervisors Jaeckel/Foelker to allow a home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

December 9, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson
December 15, 7:00 p.m. – Public Hearing in Highway Department Training Room, 1425 S. Wisconsin Dr
December 19, 8:30 a.m. – Decision Meeting in Highway Dept Conference Room, 1425 S Wisconsin Dr
January 13, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive
January 19, 7:00 p.m. – Public Hearing in Highway Department Training Room, 1425 S. Wisconsin Dr
January 30, 8:30 a.m. – Decision Meeting Highway Department Training Room, 1425 S. Wisconsin Dr

18. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.